

Doc # 4891

MEMORANDUM

APRIL 23, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
CAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on fifty-seven zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	4	2	4	
Back Bay	1			
Beacon Hill	1			2
Charlestown	1			
Chinatown				
City Proper				
Dorchester	6			
East Boston	1	1	1	
Fenway				
Government Center				
Harborpark		1		
Hyde Park	3		1	
Jamaica Plain	4			
Kenmore	1		1	
Mattapan	2			
North End				
Roslindale	1	1		
Roxbury	1	1		
South Boston	6	1		2
South Cove				
South End	4			1
West Roxbury	1	1		

Allston-Brighton

Denial As Submitted	Z-9760.	338 Washington Street. convert store to lounge.
Approval	Z-9795.	244 Kelton Street. 15 to 16 apartments.
Approval	Z-9804.	140 Kilsyth Road. Increase off street parking.
Approval	Z-9805-9806.	41-43 Pratt Street. Two dormer additions.
Denial w/o Prejudice	Z-9701-9702.	500-522 Western Avenue. New concept under consideration.
Denial w/o Prejudice	Z-9814.	27 Kelley Court. One to three-family dwelling.
Denial w/o Prejudice	Z-9749.	222 Brighton Avenue. Meet with community.
Denial	Z-9851.	21 Gardner Street. Basement apartments.
Approval Denial	Z-9762-9764.	69-73 Harvard Avenue. 5 to 6 and 3 to 4 apartments; 6 to 7 apartments.
Denial	Z-9809.	127 Nottinghill Road. Basement apartment; dormer design.

Back Bay

Approval	Z-9810.	290A-290 Beacon Street. Rooftop addition.
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Beacon Hill

Approval	Z-9697.	86 Revere Street. One to two-family dwelling.
Deferral	Z-9572.	32 Derne Street. Meet with Civic Association and Authority.
Deferral	Z-9826-9827.	115 Myrtle Street. Meet with Civic Association.

Charlestown

Approval	Z-9667.	24 Monument Square. Extend apartment to basement.
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Dorchester

Approval Z-9796. 107 Pleasant Street. Two-family dwelling.
Approval Z-9802- 401 Wm. T. Morrissey Boulevard. Addition to garage.
9803.
Approval Z-9812. 11 Codman Hill Avenue. Two-family dwelling.
Approval Z-9816. 15 Everett Avenue. Two-story addition.
Approval Z-9820. 23-25 Van Winkle Street. Two to three-family dwelling.
Approval Z-9797. 192 Magnolia Street. Group care residence.

East Boston

Approval Z-9798. 70 Frankfort Street. Extend apartment to basement.
Denial Z-9821. 188 Maverick Street. Two-story addition.
Denial w/o Z-9833. 279 Chelsea Street. Basement apartment.
Prejudice

Harborpark

Denial Z-9757 585 Commercial Street. Four-story office structure.

Hyde Park

Approval Z-9754- 74-78 Summit Street. Two one-family dwellings.
9756.
Denial w/o Z-9765- 2-6 Agnes Avenue and 806-810 River Street. Meet with
Prejudice 9770. community.
Approval Z-9843. 15 Grassmere Road. One-story addition.
Approval Z-9844. 95 Hallron Street. One-story addition.

Jamaica Plain

Approval Z-9817. 55 Parkton Street. Enclose porch.
Approval Z-9822. 9 Cranston Street. Legalize four-family dwelling.
Approval Z-9830. 3133-3135 Washington Street. Four apartments and two
stores.
Approval Z-9841. 7 Parkside Drive. Rear addition.

Kenmore

Denial w/o Prejudice Z-9842. 6 Maitland Street. Meet with Authority.

Approval Z-9819. 520 Commonwealth Avenue. Bakery - take out.

Mattapan

Approval Z-9753. 1111-1115 Blue Hill Avenue. Twelve to fourteen apartments.

Approval Z-9807. 105 Mattapan Street. Extend and enclose porch.

Roslindale

Approval Z-9752. 4337-4341 Washington Street. Restaurant.

Denial Z-9847. 1028 South Street. Two to three-family dwelling.

Roxbury

Approval Z-9688-9689. 2000-2010 Columbus Avenue. Subdivision.

Denial Z-9750. 8-10 Washington Street. 29 apartments, retail.

South Boston

Approval Z-9747. 520 East Eighth Street. Rear addition.

Approval Z-9748. 8 Vinton Street. Extend apartment into basement.

Approval Z-9775-9780. 327-337 West Fourth Street. Six one-family dwellings.

Denial Z-9799-9801. 13-15 Pittsburgh Street, 30-60 Necco Street, 171-189 A Street. Parking lots.

Approval Z-9811. 187 West Seventh Street. One to three-family dwelling.

Deferral Z-9831. 713-725 East Seventh Street. Meet with community and Authority.

Approval Z-9832. 19 Ticknor Street. Satellite dish.

Approval Z-9857. 8 Hatch Street. Extend apartment into basement.

Deferral Z-9862. 451 D Street. Determination of development impact agreement.

South End

Approval Z-9746. 181 Northampton Street. Extend apartment to basement.

Approval Z-9815. 32 Rutland Square. Roof deck addition.

Approval Z-9808. 448 Shawmut Avenue. Greenhouse addition.

Deferral Z-9813. 433-435 Massachusetts Avenue. Take out restaurant.

Approval Z-9846. 314-314A Shawmut Avenue. Bakery.

West Roxbury

Approval Z-9855. 2197 Centre Street. One-story addition.

Denial Z-9848. 75 Brookfarm Road. Beauty salon.

BOARD OF APPEAL REFERRALS

APRIL 23, 1987

Hearing

- | | | | |
|------|-------------|---------|--|
| 1. | Z-9572 | 3/10/87 | Suffolk University
32 Derne Street, Boston |
| 2. | Z-9667 | 4/30/87 | Daniel Silva
24 Monument Square, Charlestown |
| 3. | Z-9688-9689 | 5/5/87 | Urban Edge Housing Corporation
2000-2010 Columbus Avenue, Roxbury |
| 4. | Z-9697 | 4/28/87 | Albert W. Moore
86 Revere Street, Boston |
| 5. | Z-9701-9702 | 5/5/87 | William Blinstrub
500-522 Western Avenue, Brighton |
| 6. | Z-9746 | 4/28/87 | William Celester
181 Northampton Street, Boston |
| 7. | Z-9747 | 4/28/87 | Anna T. Davis
520 East Eighth Street, South Boston |
| 8. | Z-9748 | 4/28/87 | Matthew J. O'Connell
8 Vinton Street, South Boston |
| 9. | Z-9749 | 4/28/87 | Michael Morin
222 Brighton Avenue, Allston |
| *10. | Z-9750 | 4/28/87 | T.F. Heath Realty Trust
8-10 Williams Street, Roxbury |
| 11. | Z-9752 | 4/28/87 | Raffael & Elena Fonzo
4337-4341 Washington Street
Roslindale |
| 12. | Z-9753 | 4/28/87 | Robert Raimondi
1111-1115 Blue Hill Avenue
Mattapan |
| 13. | Z-9754-9756 | 4/28/87 | Brian P. & John E. Barry
74-78 Summit Street, Hyde Park |
| 14. | Z-9757 | 4/28/87 | Frederick S. Clayton
585 Commercial Street, Boston |
| 15. | Z-9760 | 4/28/87 | Carol Vincent
338 Washington Street, Brighton |
| *16. | Z-9762-9764 | 4/28/87 | Stephen L. Bruneau
69-73 Harvard Avenue, Allston |

*not included in original submission

BOARD OF APPEAL REFERRALS

APRIL 23, 1987

Hearing

- | | | | |
|------|-------------|---------|--|
| 17. | Z-9765-9770 | 4/28/87 | P.C. Realty
2-6 Agnes Avenue &
806-810 River Street, Hyde Park |
| 18. | Z-9775-9780 | 4/28/87 | Barbara Buckley
327-337 West Fourth Street, South Boston |
| 19. | Z-9795 | 4/30/87 | A.G. Trust, 244-248 Kelton Street
Realty Trust, A. Kosmidis
244 Kelton Street, Brighton |
| 20. | Z-9796 | 4/30/87 | David C. K. Shum
107 Pleasant Street, Dorchester |
| *21. | Z-9797 | 4/30/87 | Massachusetts Department of
Mental Health
192 Magnolia Street, Dorchester |
| 22. | Z-9798 | 4/30/87 | Phyllis LaPlaca
70 Frankfort Street, East Boston |
| 23. | Z-9799-9801 | 4/30/87 | Alan E. Freedman
13-15 Pittsburgh Street, 30-60 Necco
Street, and 171-189 A Street
South Boston |
| 24. | Z-9802-9803 | 4/30/87 | Elizabeth Buckley
401 Morrissey Boulevard, Dorchester |
| 25. | Z-9804 | 4/30/87 | Trustee of 140 Kilsyth Road
140 Kilsyth Road, Brighton |
| 26. | Z-9805-9806 | 4/30/87 | Peter J. & Paul F. Mazzapica
41-43 Pratt Street, Allston |
| 27. | Z-9807 | 5/5/87 | Vernon Truells
105 Mattapan Street, Mattapan |
| 28. | Z-9808 | 4/30/87 | Kevin J. Galie
448 Shawmut Avenue, Boston |
| 29. | Z-9809 | 4/30/87 | Scott Boches
127 Nottingham Road, Brighton |
| 30. | Z-9810 | 4/30/87 | George P. Demeter
290A-290 Beacon Street, Boston |
| 31. | Z-9811 | 4/30/87 | Millard Hennessee
187 West Seventh Street, South Boston |

*not included in original submission

BOARD OF APPEAL REFERRALS

APRIL 23, 1987

Hearing

32.	Z-9812	4/30/87	Henry Nelson 11 Codman Hill Avenue, Dorchester
33.	Z-9813	4/30/87	Arbrez Realty 433-435 Massachusetts Avenue, Boston
34.	Z-9814	4/30/87	Ronald K. Quan & Wai K. Wai 27 Kelley Court, Brighton
35.	Z-9815	5/5/87	Vincent P. LiPomi 32 Rutland Square, Boston
36.	Z-9816	4/30/87	Bilt-Rite Construction, Inc. 15 Everett Avenue, Dorchester
37.	Z-9817	4/30/87	George & Zoe Argiropoulos 55 Parkton Road, Jamaica Plain
38.	Z-9819	4/30/87	Boston University Au Bon Pain Co., Inc. 520 Commonwealth Avenue, Boston
39.	Z-9820	4/30/87	Michael & Catherine Shaughnessy 23-25 Van Winkle Street, Dorchester
40.	Z-9821	4/30/87	Maria Santos 188 Maverick Street, East Boston
41.	Z-9822	4/30/87	Leigh M. Freeman 9 Cranston Street, Jamaica Plain
42.	Z-9826-9827	5/5/87	Allan Taylor & Katherine Plazak 115 Myrtle Street, Boston
43.	Z-9830	5/5/87	Ramon Acevedo 3133-3135 Washington Street Jamaica Plain
44.	Z-9831	5/5/87	Seventh Street Realty Trust 713-725 East Seventh Street, South Boston
45.	Z-9832	5/5/87	Rocco LoGrasso 19 Ticknor Street, South Boston
46.	Z-9833	5/5/87	Joseph A. Internicola 279 Chelsea Street, East Boston
47.	Z-9841	5/5/87	Anastasia Makris 7 Parkside Drive, Jamaica Plain

*not included in original submission

BOARD OF APPEAL REFERRALS

APRIL 23, 1987

Hearing

48.	Z-9842	5/5/87	1255 Boylston Realty Trust 6 Maitland Street, Boston
49.	Z-9843	5/5/87	John & Jo-Anne Lawler 15 Grassmere Road, Hyde Park
50.	Z-9844	5/5/87	John & Katherine Creighton 95 Hallron Street, Hyde Park
51.	Z-9846	5/5/87	David Kurtz 314A-314 Shawmut Avenue, Boston
52.	Z-9847	5/5/87	Ward J. Krawec 1028 South Street, Roslindale
53.	Z-9848	5/5/87	Walter & Laila Wiedeman 75 Brookfarm Road, West Roxbury
54.	Z-9851	5/5/87	Gardner Realty Trust 21 Gardner Street, Allston
55.	Z-9855	5/5/87	Robert J. McDonald 2197 Centre Street, West Roxbury
56.	Z-9862	5/5/87	D Street 451 Limited Partnership 451 D Street, South Boston
57.	Z-9957	4/28/87	John F. McDonough 8 Hatch Street, South Boston

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TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/5/87 Z-9572
Suffolk University
32 Derne Street
Boston

Site: Five-story structure

District(s): Apartment (H-2-65)

Purpose: Erect six-story addition to university structure.

Violation(s): Change in nonconforming use.
Excessive floor area ratio and building height.

VOTED: In reference to petition Z-9572, Suffolk University, 32 Derne Street, Boston, for three variances for change in nonconforming use and two variances to erect six-story addition to university structure in an apartment (H-2-65) district the Boston Redevelopment Authority recommends deferral of hearing until Suffolk University meets with Beacon Hill Civic Association and Authority to review this development.



2-9572 32 DERNE ST BOSTON

Hearing: 4/30/87 Z-9667
Daniel Silva
24 Monument Square
Charlestown

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9667, Daniel Silva, 24 Monument Square, Charlestown, for variance to extend first-floor apartment to basement in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Extensive renovation to structure includes creation of bedroom and bath in basement. No increase in occupancy.



Z-9667 - 24 MONUMENT SQ CHARLESTOWN

Hearing: 5/5/87 Z-9688-9689
Urban Edge Housing Corporation
2000-2010 Columbus Avenue
Roxbury

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Subdivide.

Violation(s): Excessive floor area ratio.
Insufficient front, rear yards, and off-street parking.

VOTED: In reference to petitions Z-9688-9689, Urban Edge Housing Corporation, 2000-2010 Columbus Avenue, Roxbury, for seven variances to subdivide in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Subdivision, creating two separate parcels, will not change the existing uses or the existing structures. This appeal supplements a previous Board of Appeal decision of June 4, 1985, which will allow the completion of partially finished residential properties intended for low- and moderate-income people.



4139

WESTMINSTER

4187

EGLESTON SQUARE
M.T.A. STATION
33,317

HYMAN HILLSON
PK.
5730

ASHWORTH
P.K.
2002 2004 2006 2008 2010 2012 2014 2016 2018 2020

COLUMBUS

AVENUE

STREET

DIXWELL
THEODORE ROOSEVELT
HIGH SCHOOL
ENGLISH HIGH
SCHOOL ANNEX

EGLESTON SQUARE
BRANCH
25,137
BOSTON
PUBLIC
LIBRARY

AVENUE

2-9688-9689 2000-2010 COLUMBUS AVE BOSTON

Hearing: 4/28/87 Z-9697
Albert W. Moore
86 Revere Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-9697, Albert W. Moore, 86 Revere Street, Boston, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartment complies with Inspectional Services Department guidelines for such units. Proposal consistent with residential character of neighborhood. Beacon Hill Civic Association has no objection.



Z-9697 86 REVERE ST BOSTON

Board of Appeal Referrals

4/23/87

Hearing: 5/5/87 Z-9701-9702
William Blinstrub
500-522 Western Avenue
Brighton

Site: Gas station

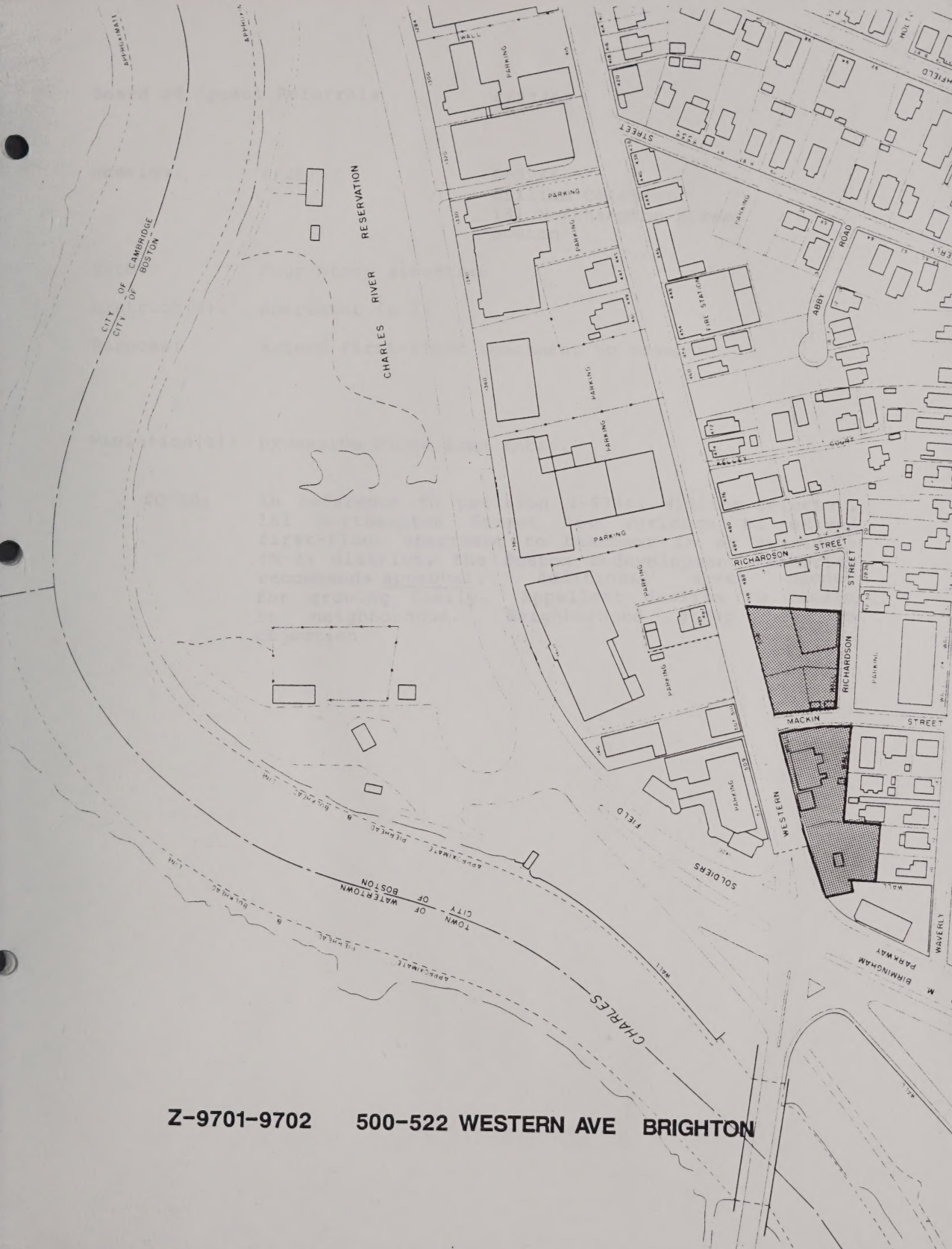
District(s): Local business (L-1)

Purpose: Erect two five-story 60-unit apartment structures
with retail stores.

Violation(s): Insufficient lot area, open space, front, rear
yards, and off-street parking.

Excessive floor area ratio and building height.

VOTED: In reference to petitions Z-9701-9702, 500-522
Western Avenue, Brighton, for fifteen variances
to erect two 60-unit apartment structures with
retail stores in a local business (L-1) district,
the Boston Redevelopment Authority recommends
denial without prejudice. This development for
120 units will be replaced by a new concept
currently being considered by appellant.



Z-9701-9702

500-522 WESTERN AVE

BRIGHTON

Board of Appeal Referrals

4/23/87

Hearing: 4/28/87 Z-9746
William Celester
181 Northampton Street
Boston

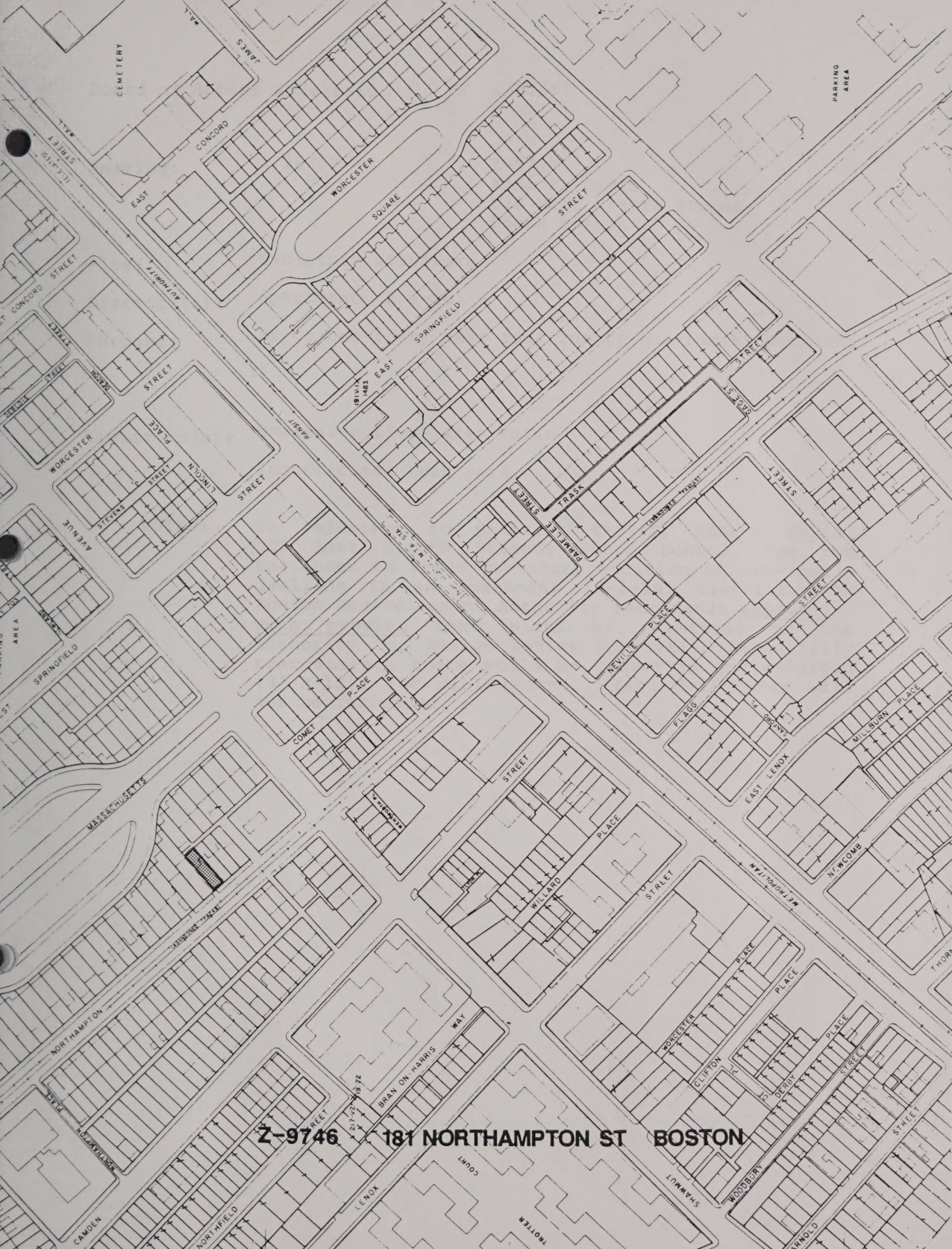
Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9746, William Celester, 181 Northampton Street for variance to extend first-floor apartment to basement in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Additional space needed for growing family. Appellant desires to remain in neighborhood. Neighborhood group has no objection.



Z-9746 181 NORTHAMPTON ST BOSTON

Board of Appeal Referrals

4/23/87

Hearing: 4/28/87 Z-9747
Anna T. Davis
520 East Eighth Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-9747, Anna T. Davis, 520 East Eighth Street, South Boston, for two variances to erect one-story addition to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Essentially rear storage space would be converted and enlarged (3' x 12') for dining area. Yard deficiency will not be increased.



BEACH

Z-9747

520 EAST EIGHTH ST SOUTH BOSTON

Board of Appeal Referrals

4/23/87

Hearing: 4/28/87 Z-9748
Matthew J. O'Connell
8 Vinton Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9748,
Matthew J. O'Connell, 8 Vinton Street, South Boston,
for variance to extend first-floor apartment to
basement in an apartment (H-1-50) district, the
Boston Redevelopment Authority recommends approval.
Expansion into basement will provide bedroom,
bath, and storage space for existing small
first-floor apartment. No increase in occupancy.



Z-9748

8 VINTON ST

SOUTH BOSTON

9

Hearing: 4/28/87 Z-9749
Michael Morin
222 Brighton Avenue
Allston

Site: Vacant gas station

District(s): local business (L-1)

Purpose: Erect 24-hour convenience store structure.

Violation(s): 24-Hour store is conditional use.

VOTED: In reference to petition Z-9749, Michael Morin, 222 Brighton Avenue, Allston, for conditional use to erect 24-hour convenience store structure in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed twenty-four-hour operation for 7-11 convenience store is a serious concern to Authority and community. A market with similar hours is located nearby. Appellant must meet with community residents to address issues.



Z-9749 222 BRIGHTON AVE ALLSTON

Hearing: 4/28/87 Z-9750
T.F. Heath Realty Trust
8-10 Williams Street
Roxbury

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from warehouse and retail to 29 apartments and retail.

Violation(s): Artist's uses not allowed.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9750, T.F. Heath Realty Trust, 8-10 Williams Street, Roxbury, for forbidden use and two variance for change of occupancy from warehouse and retail to 29 apartments and retail in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. The appeal at 8-10 Williams Street is for the change of occupancy from a warehouse and three retail stores to 29 artists live/work studios and three retail stores. The structure is located at the intersection of Washington Street, Williams Street, and Eustis Street the immediate neighborhood contains many different land uses including: residential, commercial, light and heavy industrial businesses, and vacant land. The community is strongly opposed to this proposal. The current owners have established an illegal residential occupancy by leasing studio space to approximately twenty seven artists for a live/work situation possibly involving more occupants. The illegal occupancy has existed for over one year causing severe conflicts among the building's owners, tenants, and the surrounding community who are concerned with the negative impacts of this use. The building contains numerous serious building code violations which are the subject of litigation and, to correct them would involve a substantial renovation of the building. The building's reuse requires a comprehensive program to address the specific impacts artist housing would create in the Dudley neighborhood about which the community

Z-9750
T.F. Heath Realty Trust
8-10 Williams Street
Roxbury
(continued)

is seriously concerned. A reuse plan for this building should at a minimum include: a list of allowed artist uses together with restriction on these uses to protect the area from negative impacts; a specific number of allowed occupants, the intended duration of the legal occupancy as Artist studios, restrictions on leases and subleases, and a transportation impact analysis. The change of use of this building to combine Artist live/work space must address all of the above mentioned concerns regarding artist housing in order to minimize conflicts with the surrounding residents.



Board of Appeal Referrals

4/23/87

Hearing: 4/28/87 Z-9752
Raffael & Elena Fonzo
4337-4341 Washington Street
Roslindale

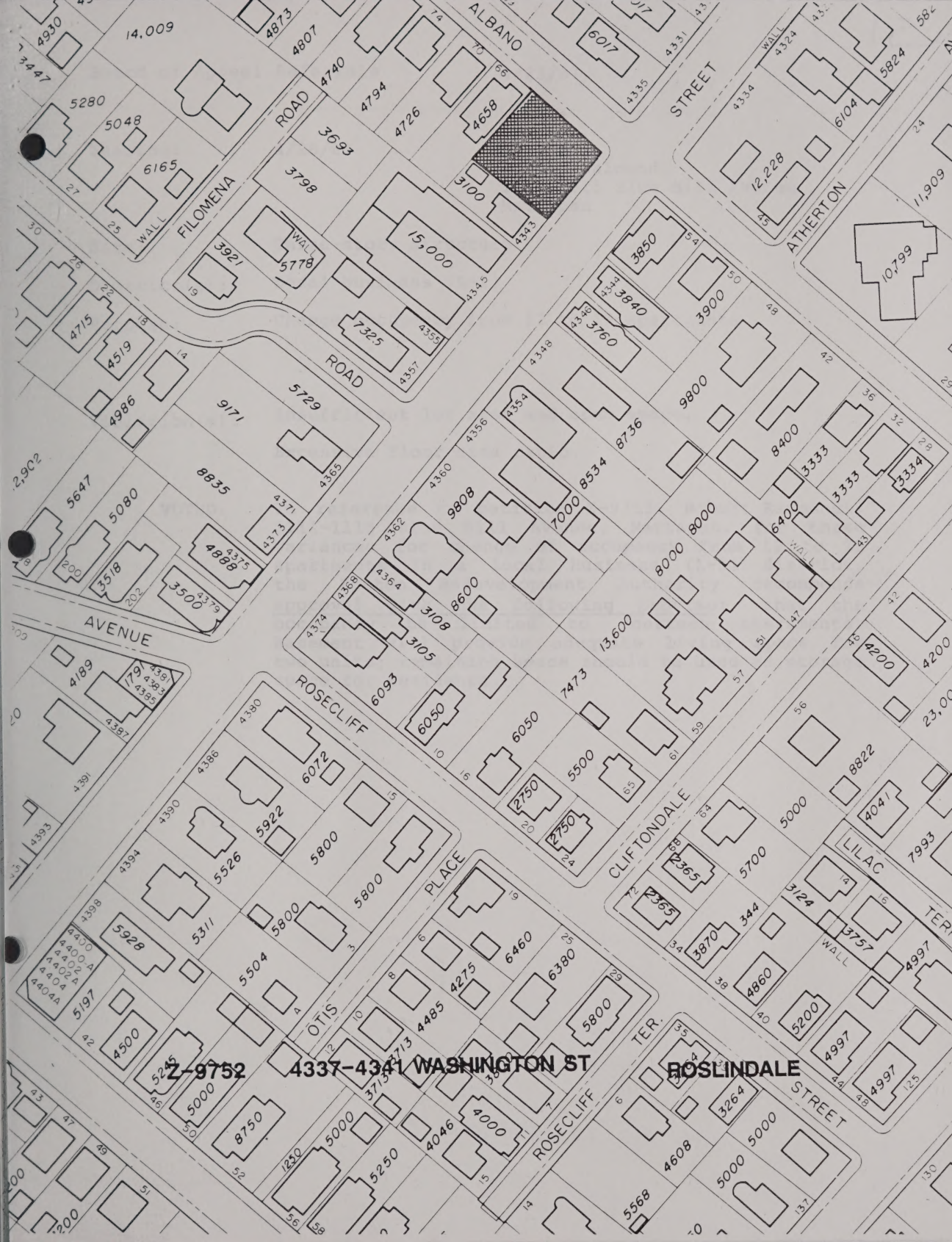
Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from laundromat, retail store,
office, and beauty salon to same uses and restaurant.

Violation(s): Restaurant is forbidden use.

VOTED: In reference to petition Z-9752, Raffael & Elena Fonzo, 4337-4341 Washington Street, Roslindale, for forbidden use for change of occupancy from laundromat, retail store, office, and beauty salon to same uses and restaurant in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that signage plans be submitted to the Authority for design review approval. Restaurant proposal is compatible with mixed residential-local business uses along Washington Street.



2-9752

4337-4341 WASHINGTON ST

ROSLINDALE

Hearing: 4/28/87 Z-9753
Robert Raimondi
1111-1115 Blue Hill Avenue
Mattapan

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from 12 to 15 apartments.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9753, Robert Raimondi, 1111-1115 Blue Hill Avenue, Mattapan, for three variances for change of occupancy from 12 to 15 apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the occupancy be limited to fourteen apartments. Basement will provide adequate living space for two units; remaining space should be used as storage space for residents.



Z-9753

1111-1115 BLUE HILL AVE. MATTAPAN

Hearing: 4/28/87 Z-9754-9756
Brian P. & John E. Barry
74-78 Summit Street
Hyde Park

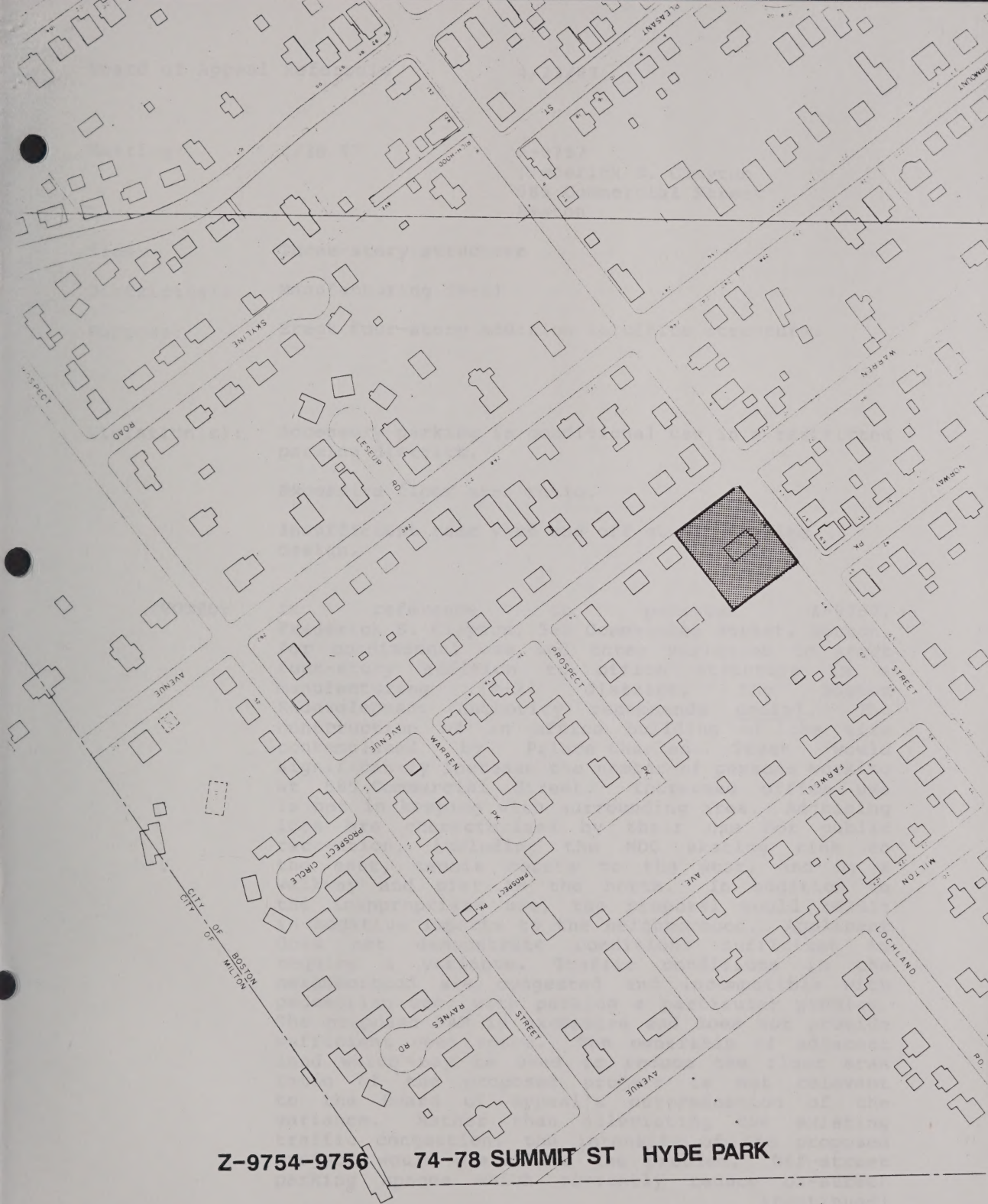
Site: Three-story structure

District(s): Single-family (S-.3)

Purpose: Subdivide; erect two one-family dwellings.

Violation(s): Insufficient lot area, width, side yard, and off-street parking.

VOTED: In reference to petitions Z-9754-9756, Brian P. & John E. Barry, 74-76 Summit Street, Hyde Park, for nine variances to subdivide and erect two manufactured one-family dwellings in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular reference to siting of proposed dwellings, driveway location, and exterior treatment be submitted to the Authority for design review approval. Proposal will be compatible with predominantly single-family character of the Fairmount Hill neighborhood.



Z-9754-9756 74-78 SUMMIT ST HYDE PARK

4/23/87

Hearing: 4/28/87 Z-9757
Frederick S. Clayton
585 Commercial Street
Boston

Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Erect four-story addition to office structure.

Violation(s): Accessory parking is conditional use in a restricted parking district.

Excessive floor area ratio.

Insufficient rear yard and off-street parking design.

VOTED: In reference to petition Z-9757, Frederick S. Clayton, 585 Commercial Street, Boston, for conditional use and three variances to erect four-story addition to office structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. The construction of an office building of the size contemplated by Prince Charles Trust would significantly increase the number of persons working at 585 Commercial Street. Increased office use is not in keeping with surrounding area. Adjoining lots are characterized by their use for public recreation, including the MDC skating rink to the east, tennis courts to the west, and by a walkway and pier to the north. In addition to the inappropriate use, the proposal would result in negative impacts to the neighborhood. Applicant does not demonstrate conditions sufficient to require a variance. Traffic conditions in the neighborhood are congested and incompatible with pedestrian use, with parking a particular problem. The proposed FAR is excessive and does not provide sufficient open space. The ownership of adjacent land which may be used to reduce the floor area ratio of the proposed project is not relevant to the Board of Appeal's determination of the variance. Rather than alleviating the existing traffic congestion, the intensity of the proposed project would exacerbate the problem. Off-street parking spaces which currently reduce on-street

(continued)

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Z-9757

Page 2

demand would become devoted exclusively to the users of the large new building by encouraging persons who use alternate means of transportation to drive into the neighborhood, thereby worsening traffic congestion and air pollution problems. The design, creating a wall along Commercial Street, is inappropriate and inobjectives for the area. Scenic views of the Harbor and the Bunker Hill Monument would be blocked. No benefits are proposed which would offset the injury to the neighborhood would suffer were this variance granted. With respect to a variance from the provisions of Section 23-9 to allow parking of forty-five cars where only thirty are permitted, current practice violative of the Code in no way justifies the grant of a variance. The fact that the neighborhood would suffer no injury beyond that which it now suffers from this continuing violation is not relevant. In addition, the proposed project is located in the Harborpark Interim Planning Overlay District (IPOD) and therefore is subject to the IPOD review process and the issuance of an Interim Planning Permit. The proposal is also incompatible with the goals and objectives and the design guidelines of the Harborpark IPOD in that it would result in an inappropriate ground level parking, elimination of existing views and access to the water's edge, and in that it fails to provide public benefits.



Z-9757

585 COMMERCIAL ST BOSTON

Board of Appeal Referrals

4/23/87

Hearing: 4/28/87 Z-9760
Carol Vincent
338 Washington Street
Brighton

Site: 2½-Story structure

District(s): General business (B-1)

Purpose: Change occupancy from one apartment and store
to one apartment and lounge.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9760, Carol Vincent, 338 Washington Street, Brighton, for variance for change of occupancy from one apartment and store to one apartment and lounge in a general business (B-1) district, the Boston Redevelopment Authority recommends approval only with the proviso that the proponent provide off-street parking. Proponent has indicated that an agreement can be made with neighboring businesses which have parking spaces that are not used in evening hours. Lounge is moving from opposite of street to proposed location. No new lounge use or liquor license are being added.



Z-9760 338 WASHINGTON ST BRIGHTON

Hearing: 4/28/87 Z-9762-9764
Stephen L. Bruneau
69-73 Harvard Avenue
Allston

Site: Three-story structures

District(s): General business (B-1)

Purpose: Change occupancy from five to six apartments,
six to seven apartments, and four apartments and
doctor's office to five apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Excessive floor area ratio.

Insufficient lot area, open space, and off-street
parking.

VOTED: In reference to petition Z-9762-9764, Stephen L. Bruneau, 69-73 Harvard Avenue, Allston, for three forbidden uses and twelve variances for change of occupancy from five to six apartments, six to seven apartments, and four apartments and doctor's office to five apartments in a general business (B-1) district, the Boston Redevelopment Authority recommends approval of change at #69 from five to six apartments and at #73 from four apartments and office to five apartments as these units are existing and denial of change at #71 from six to seven apartments. Community is opposed to increases in density and congestion.



Z-9762-9764

69-73 HARVARD AVE ALLSTON

Hearing: 4/28/87 Z-9765-9770
P.C. Realty
2-6 Agnes Avenue & 806-810 River Street
Hyde Park

Site: Vacant land

District(s): Manufacturing (M-1)

Purpose: Erect six six-apartment structures.

Violation(s): Multifamily dwelling is conditional use.

Off-street parking not allowed within front or side yards.

Excessive floor area ratio.

Insufficient open space, front, rear yards, and parking design.

VOTED: In reference to petitions Z-9765-9770, P.C. Realty, 2-6 Agnes Avenue & 806-810 River Street, Hyde Park, for six conditional uses and 32 variances to erect six six-apartment structures in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. The appellant has failed to submit plans for review by the Authority and the community. The appellant must address concerns regarding the location of residential structures adjacent to commuter rail lines, unit mix, open space and buffers, off-street parking, traffic access, and design and location of the buildings.



Hearing: 4/28/87 Z-9775-9780
Barbara Buckley
327-337 West Fourth Street
South Boston

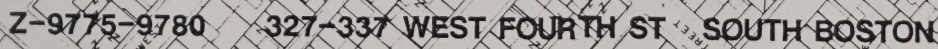
Site: 8,810 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect six one-family row dwellings.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petitions Z-9775-9780, Barbara Buckley, 327-337 West Fourth Street, South Boston, for twelve variances to erect six one-family row dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Property is opposite the former City of Boston Bigelow School recently rehabilitated for fifty moderate-income units. Units will be located in two similar structures. Each unit will have 1,500 square feet of living space and a one-car garage. This project and the Bigelow School renovation will enhance the neighborhood and strengthen its character.



SOUTH BOSTON

Hearing: 4/30/87 Z-9795
A.G. Trust, 244-248 Kelton Street
Realty Trust, A. Kosmidis
244 Kelton Street
Brighton

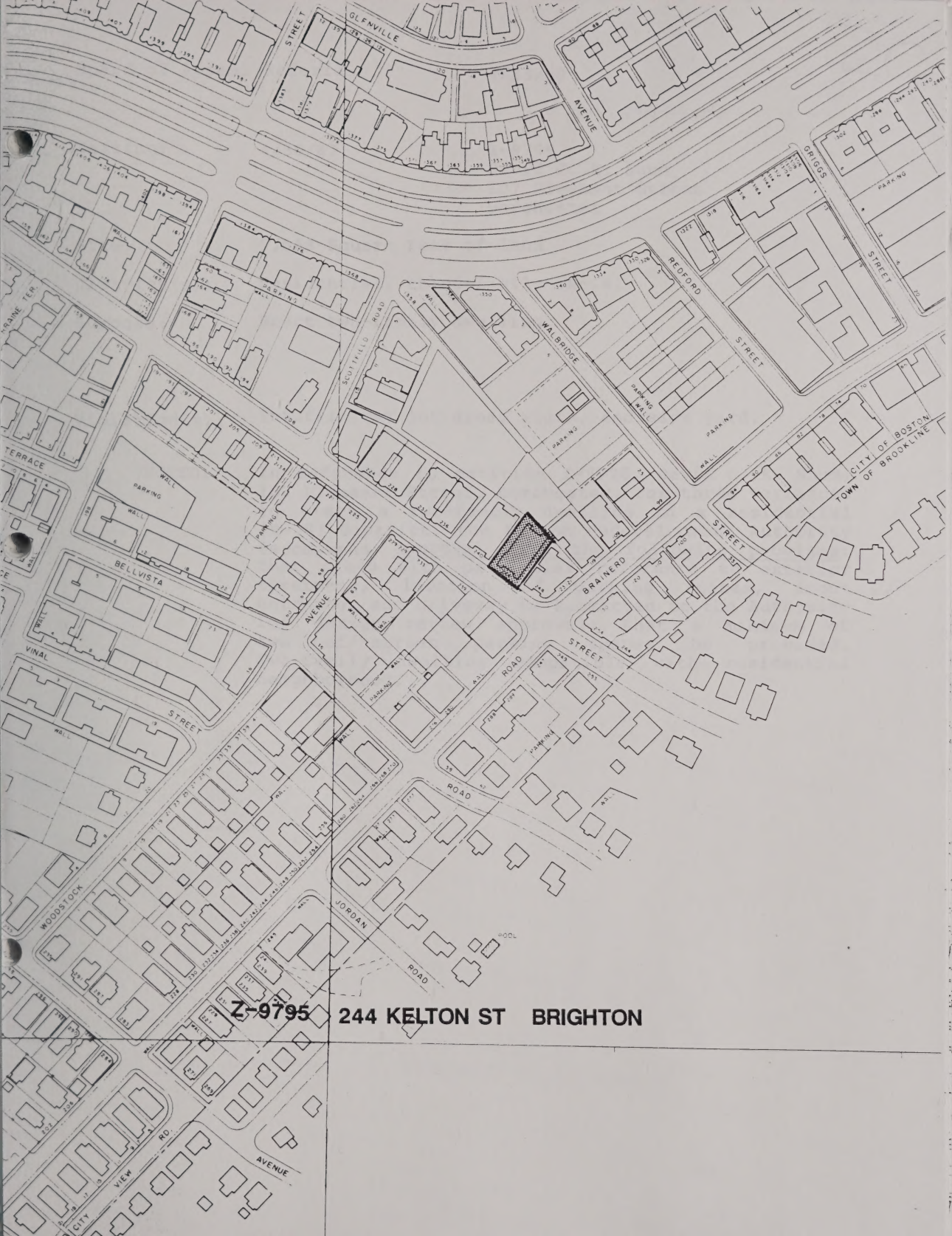
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from 15 to 16 apartments.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9795, A.G. Trust, 244-248 Kelton Street Realty Trust, A. Kosmidis, 244 Kelton Street, Brighton, for two variances for change of occupancy from 15 to 16 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Additional apartment apparently existing for several years.



Z-9795 244 KELTON ST BRIGHTON

Hearing: 4/30/87 Z-9796
David C. K. Shum
107 Pleasant Street
Dorchester

Site: 5,068 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, and side yard.

VOTED: In reference to petition Z-9796, David C. K. Shum, 107 Pleasant Street, Dorchester, for three variances to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular reference to exterior treatment, location of parking spaces, front entrance, and driveway be submitted to the Authority for design review approval; that a minimum of two off-street parking spaces be provided. Two-family dwelling compatible with residential neighborhood.



Hearing: 4/30/87 Z-9797
Massachusetts Department of
Mental Health
192 Magnolia Street
Dorchester

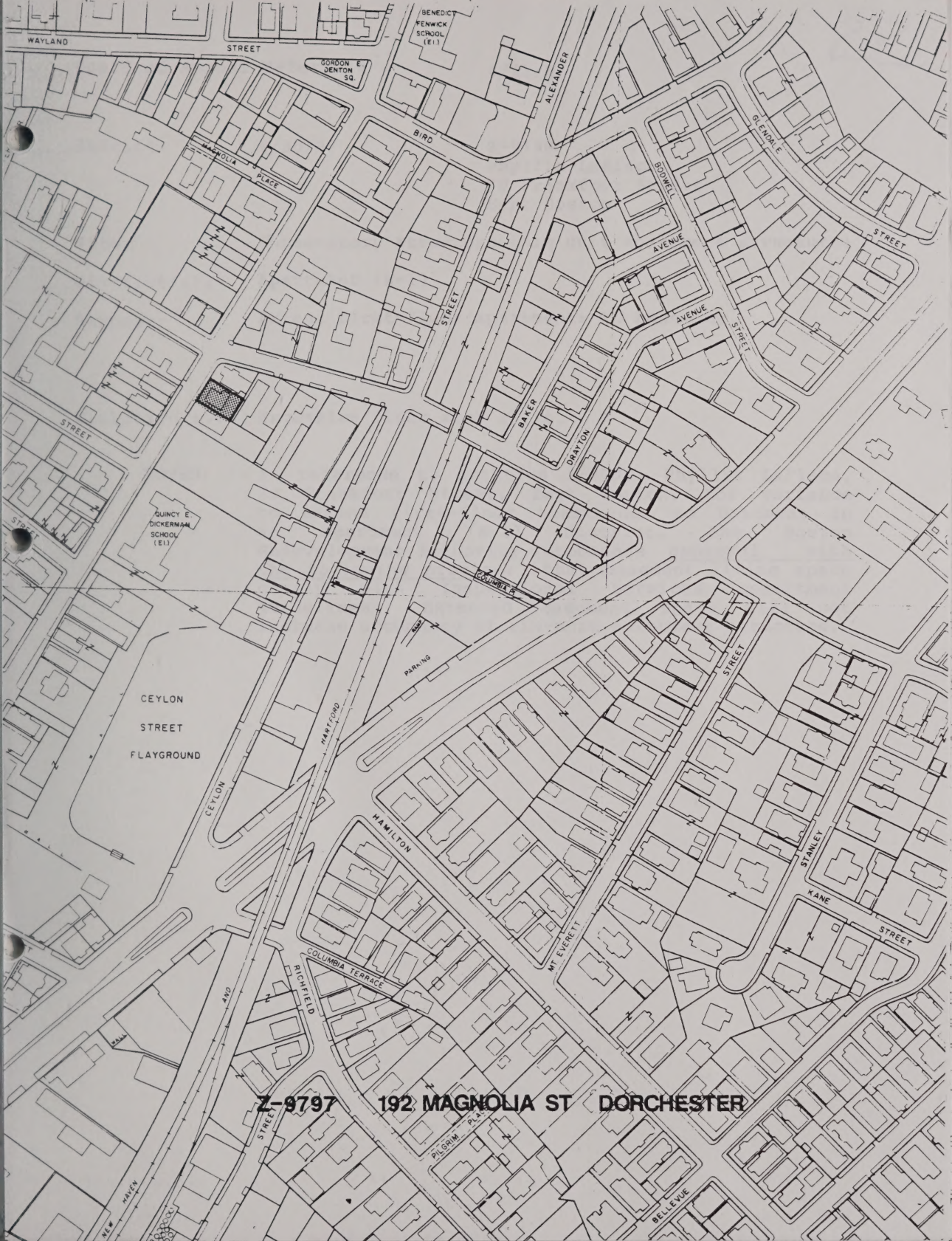
Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling to group
care residence.

Violation(s): Group care residence is conditional use.

VOTED: In reference to petition Z-9797, Massachusetts Department of Mental Health, 192 Magnolia Street, Dorchester, for conditional use for change of occupancy from two-family dwelling to group care residence in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that use extend to appellant only and expire upon lease, sale, rental or other disposition of the property. The Department of Mental Health has been operating a residential transition home for twelve adults for the past year at this site. Program designed to teach residents living skills for assimilation into the community. This is an appropriate use compatible with the surrounding residential character of the neighborhood. Residence is monitored and staffed 24 hours a day by Department of Mental Health and is similar to other residential programs established in neighborhoods across the city. Over the past year, the Department of Mental Health has had a number of community meetings with the neighborhood and elected officials to address the issues, concerns, and the potential impacts this program may have on the neighborhood. Community is in support.



Z-9797

192 MAGNOLIA ST DORCHESTER

Hearing: 4/30/87

Z-9798
Phyllis LaPlaca
70 Frankfort Street
East Boston

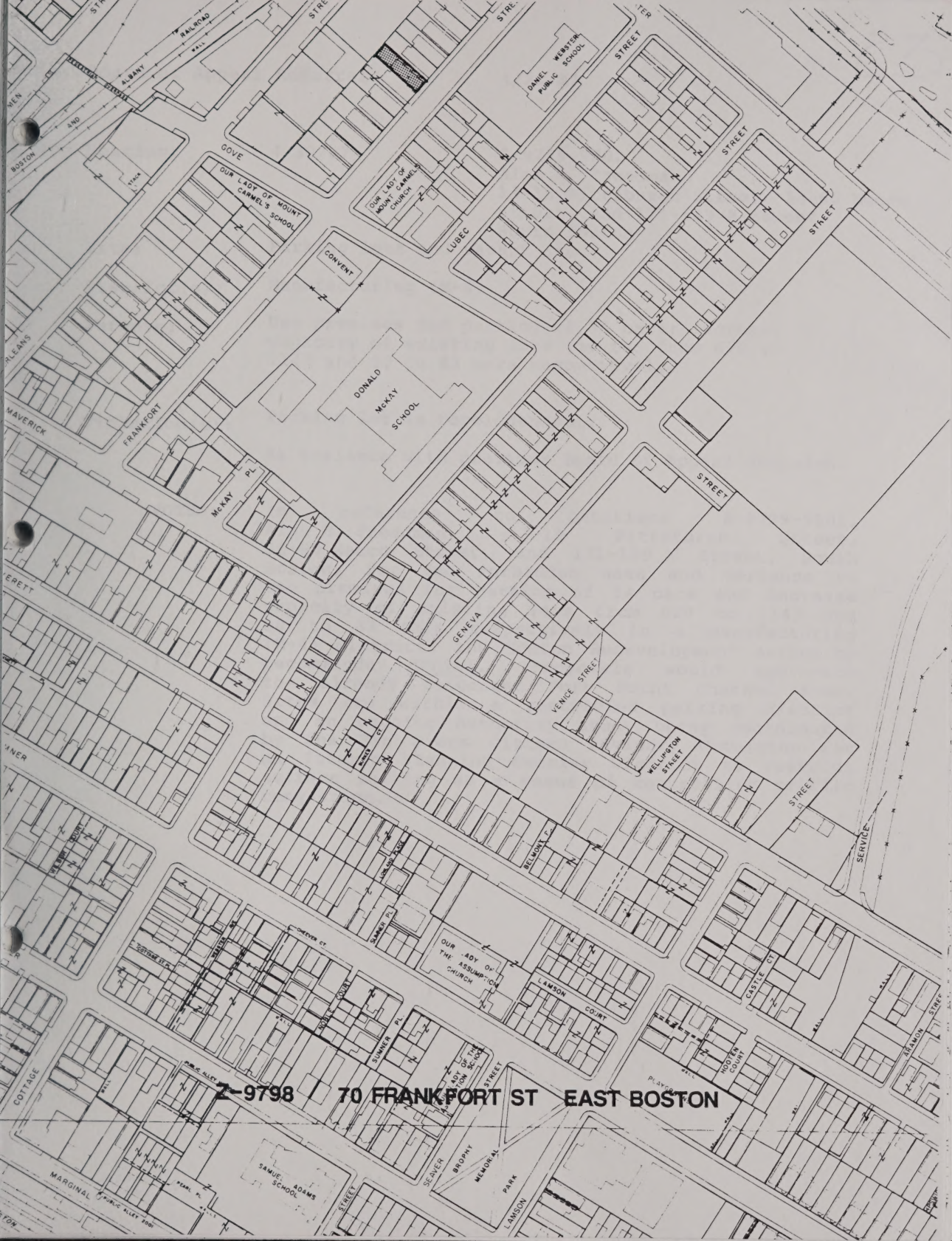
Site: Three-story structure (Six unit apartment structure)

District(s): Apartment (H-1)

Purpose: Extend first-floor apartments to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9798, Phyllis LaPlaca, 70 Frankfort Street, East Boston, for variance to extend first-floor apartments to basement in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that basement living space comply with Inspectional Services Department guidelines. Extended basement space will not increase occupancy of six-unit apartment structure.



2-9798 70 FRANKFORT ST EAST BOSTON

Hearing: 4/30/87 Z-9799-9801
Alan E. Freedman
13-15 Pittsburgh Street, 30-60 Necco
Street, and 171-189 A Street
South Boston

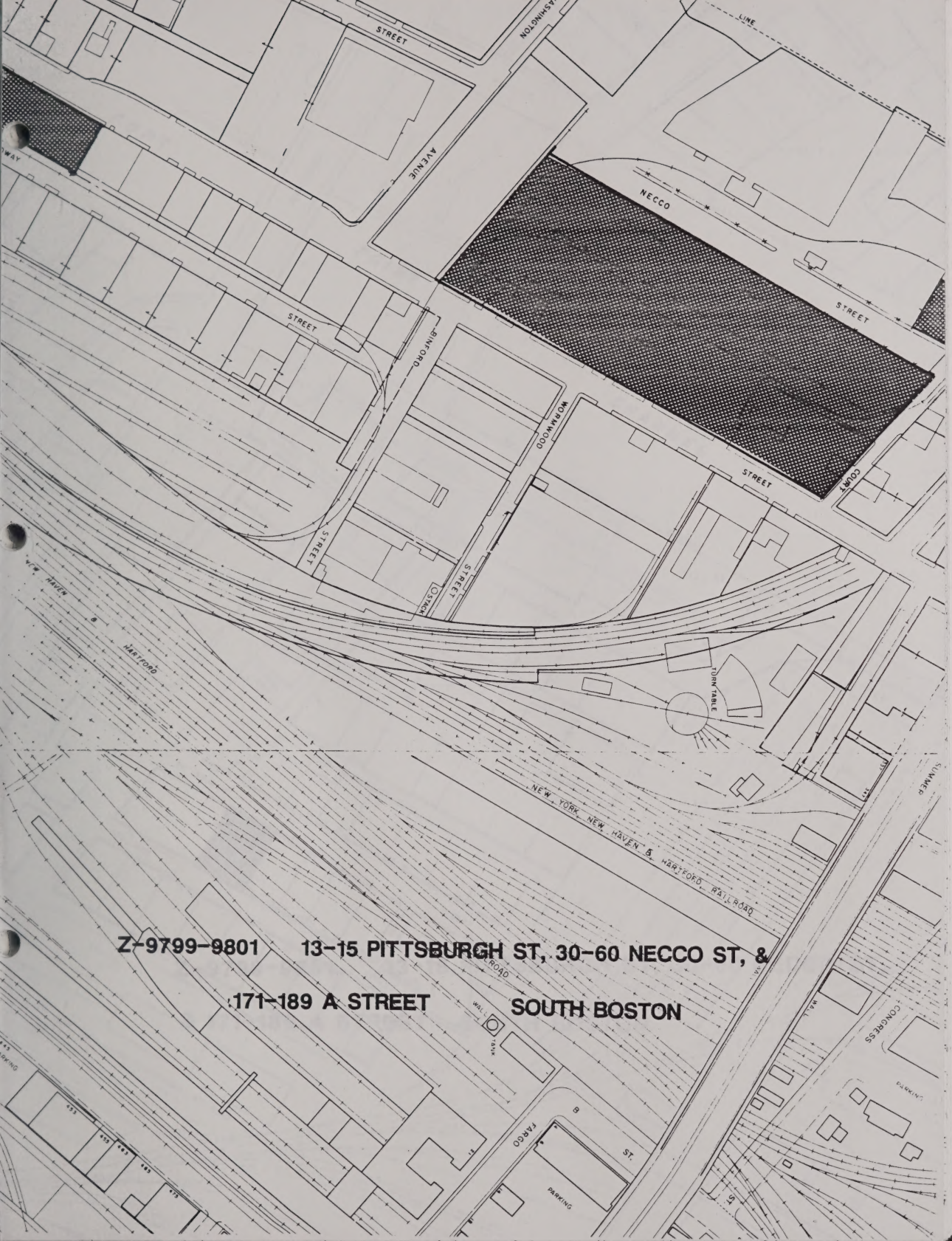
Site: Parking lots and vacant land

District(s): Manufacturing (M-4)

Purpose: Use premises for parking of 34 cars; increase
capacity of existing lots for fee from 629 to
1143 and 50 to 83 cars respectively.

Violation(s): Parking lot is forbidden use.
At variance with previous Board of Appeal decision.

VOTED: In reference to petitions Z-9799-9801,
Alan E. Freedman, 13-15 Pittsburgh Street,
30-60 Necco Street, and 171-189 A Street, South
Boston, for two forbidden uses and variance to
use premises for parking of 34 cars and increase
capacity of existing lots from 629 to 1143 and
50 to 83 cars respectively in a manufacturing
(M-4) district, the Boston Redevelopment Authority
recommends denial. Proposals would aggravate
the already congested Fort Point Channel area.
Sites are within a restricted parking district
and an ongoing Authority study being coordinated
by the Fan Piers Citizen Advisory Committee for
an Interim Planning Overlay District to restrict
surface parking as a means of controlling traffic
congestion.



**Z-9799-9801 13-15 PITTSBURGH ST, 30-60 NECCO ST, &
171-189 A STREET SOUTH BOSTON**



**Z-9799-9801 13-15 PITTSBURGH ST, 30-60 NECCO ST,
& 171-189 A STREET SOUTH BOSTON**

Board of Appeal Referrals

4/23/87

Hearing: 4/30/87 Z-9802-9803
Elizabeth Buckley
401 Morrissey Boulevard
Dorchester

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Legalize accessory inground swimming pool; erect
one-story addition to accessory garage.

Violation(s): Insufficient front, side, and rear yards.

VOTED: In reference to petitions Z-9802-9803, Elizabeth Buckley, 401 Morrissey Boulevard, Dorchester, for three variances to legalize accessory inground swimming pool and erect one-story addition to accessory garage in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that the legal occupancy remain a one-family dwelling and garage. The house fronts directly on to Morrissey Boulevard, which is heavily travelled. The buffer, a 10' high fence, does not interfere with visibility to motorists nor does it create an unsightly view to the abutting properties. The swimming pool has existed for a number of years without creating a negative impact on the surrounding residential properties. The proposed addition is in character with the existing structure.



Z-9802-9803

401 MORRISSEY BLVD DORCHESTER

Hearing: 4/30/87 Z-9804
Trustee of 140 Kilsyth Road
140 Kilsyth Road
Brighton

Site: Two-story structure-ten apartments

District(s): Apartment (H-1)

Purpose: Increase off-street parking for nine to fifteen spaces.

Violation(s): Off-street parking not allowed in front or side yards.

VOTED: In reference to petition Z-9804, Trustee of 140 Kilsyth Road, Brighton, for variance to increase parking for nine to fifteen spaces for ten-unit apartment structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that landscaping be submitted to the Authority for design review approval. Rear of lot is almost totally occupied by ledge outcropping. Neighbors support proposal.



Z-9804

140 KILSYTH RD. BRIGHTON

26

Hearing: 4/30/87 Z-9805-9806
Peter J. & Paul F. Mazzapica
41-43 Pratt Street
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect dormer additions to two-family dwellings.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petitions Z-9805-9806, Peter J. & Paul F. Mazzapica, 41-43 Pratt Street, Allston, for four variances to erect dormer additions to two-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. No particular impact.



Z-9805-9806

41-43 PRATT ST

ALLSTON

Board of Appeal Referrals

4/23/87

Hearing: 5/5/87 Z-9807
Vernon Truells
105 Mattapan Street
Mattapan

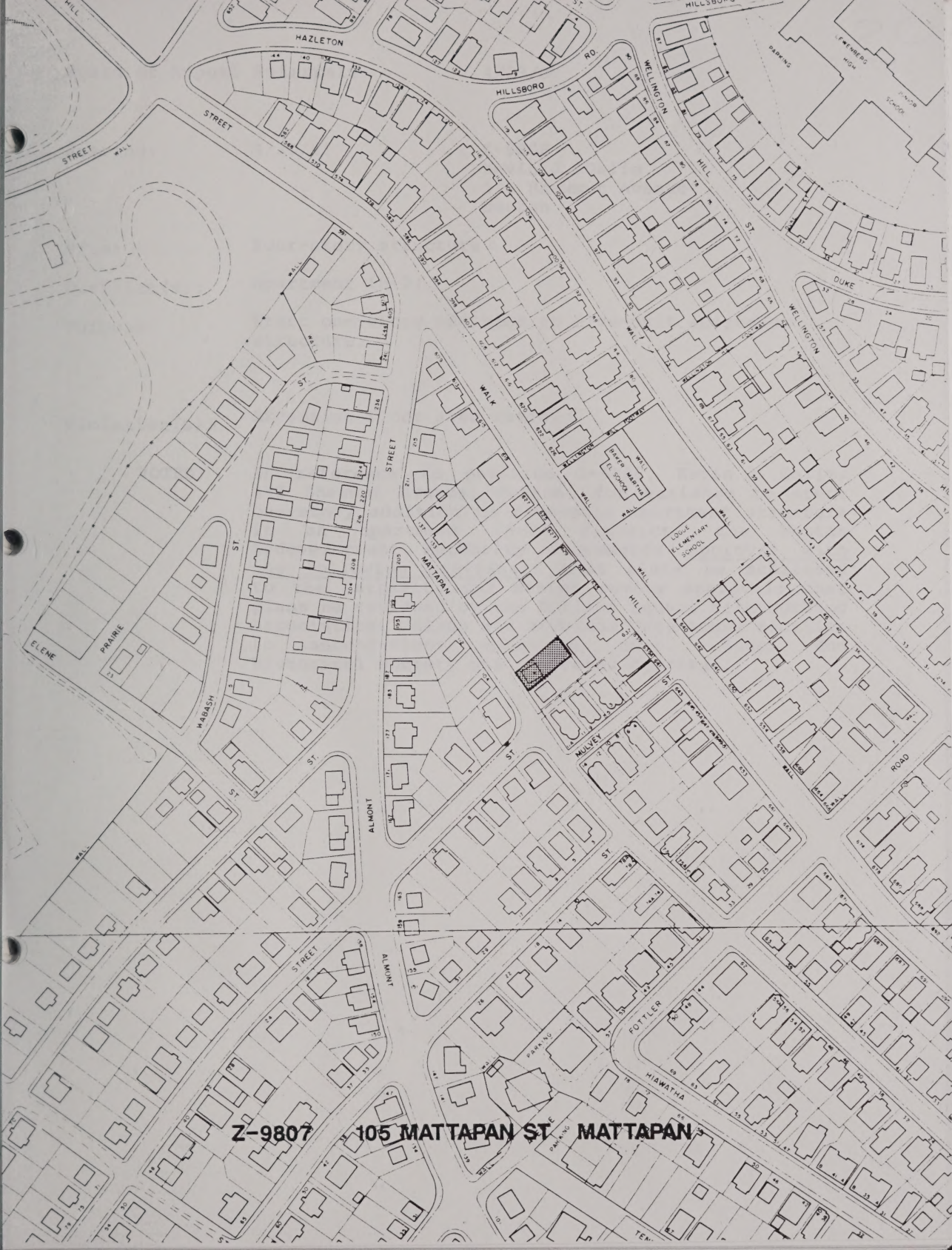
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Extend and enclose porch of one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9807, Vernon Truells, 105 Mattapan Street, Mattapan, for variance to extend and enclose porch of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Needed space for growing family. Side yard deficiency will not be increased.



Z-9807

105 MATTAPAN ST MATTAPAN

Hearing: 4/30/87 Z-9808
Kevin J. Galie
448 Shawmut Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Erect one-story addition to five-unit apartment structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9808, Kevin J. Galie, 448 Shawmut Avenue, Boston, for variance to erect one-story addition to five-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed by the Rutland Square Neighborhood Association. Glass and aluminum greenhouse addition to second-floor apartment unit. South End Historical Society has indicated approval.



Z-9808

448 SHAWMUT AVE BOSTON

Hearing: 4/30/87 Z-9809
Scott Boches
127 Nottinghill Road
Brighton

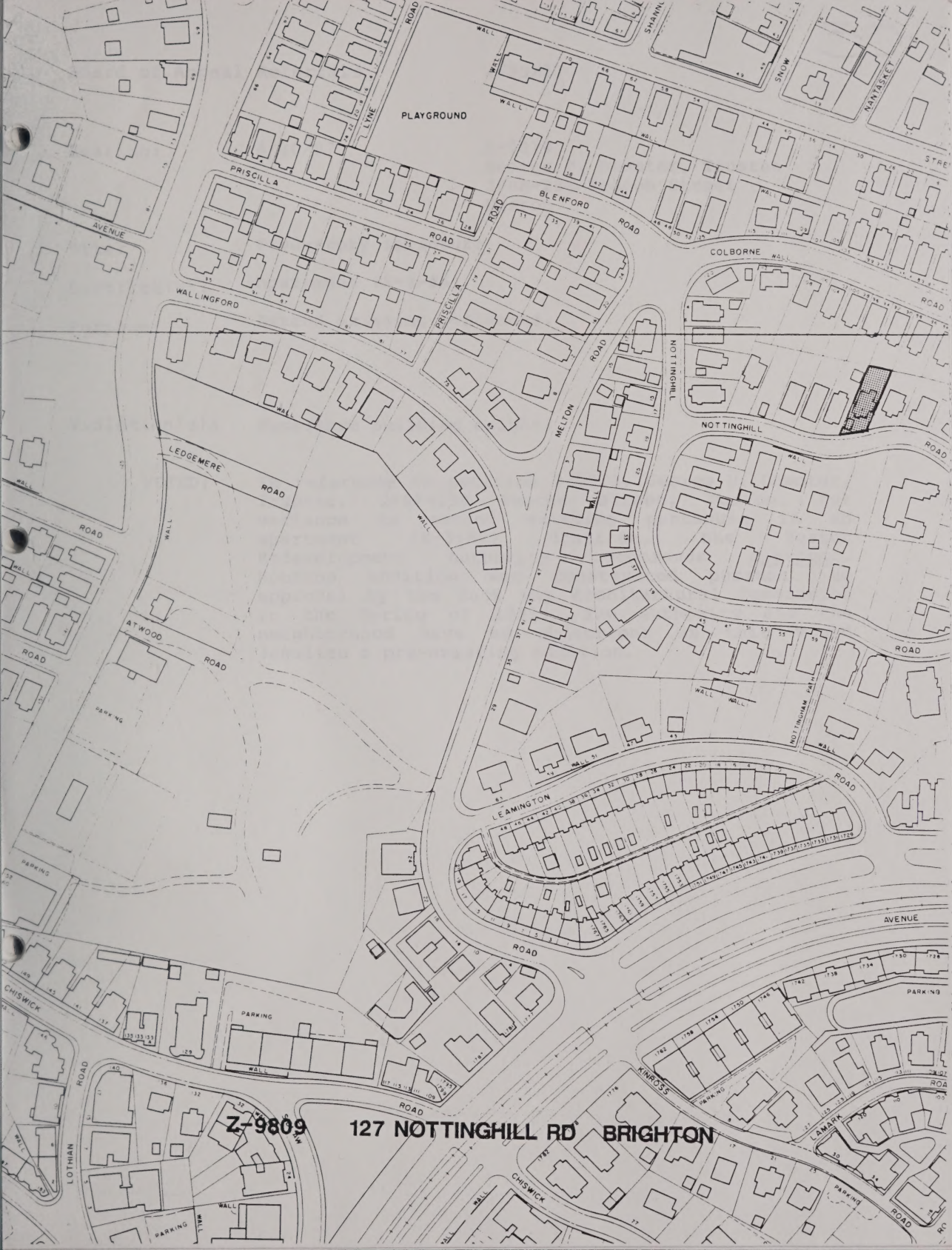
Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling;
erect dormer addiiton.

Violation(s): Insufficient lot area, side yard, and off-street
parking.

VOTED: In reference to petition Z-9809, Scott Boches,
127 Nottinghill Road, Brighton, for three variances
for change of occupancy from one- to two-family
dwelling and erect dormer addition in a residential
(R-.5) district, the Boston Redevelopment Authority
recommends denial. Concerns are lack of compliance
with Inspectional Services Department guidelines
for basement apartment units and inappropriate
design of dormer addition.



Z-9809

127 NOTTINGHILL RD BRIGHTON

Hearing: 4/30/87 Z-9810
George P. Demeter, Trustee
290A-290 Beacon Street
Boston

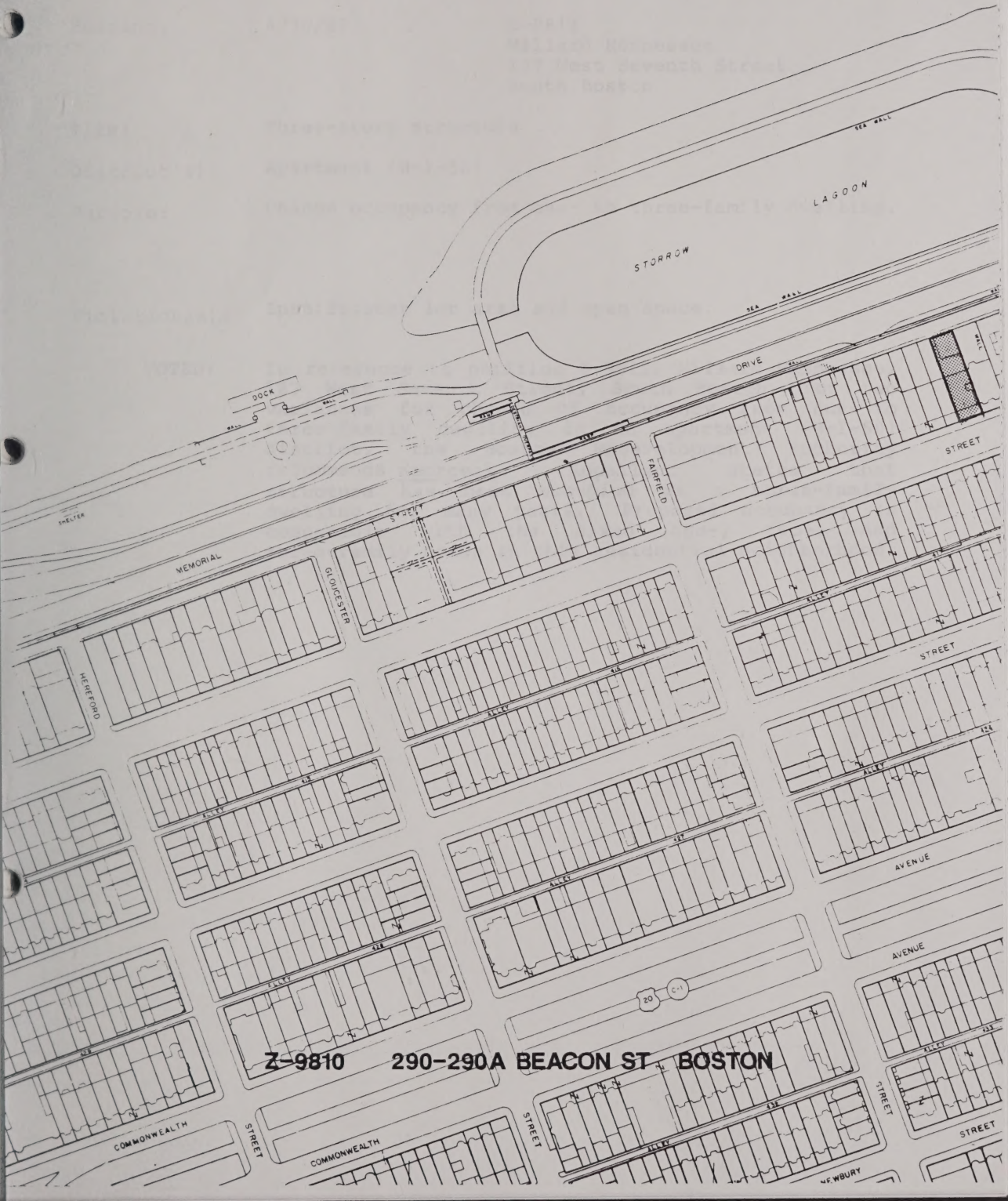
Site: Five-story structure

District(s): Apartment (H-3-65)

Purpose: Extend existing penthouse.

Violation(s): Excessive building height.

VOTED: In reference to petition Z-9810, George P. Demeter, Trustee, 290A-290 Beacon Street, Boston, for variance to extend existing penthouse in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Rooftop addition was constructed pursuant to approval by the Back Bay Architectural Commission in the Spring of 1981. The Authority and the neighborhood have no objections as this would legalize a pre-existing addition.



Z-9810

290-290A BEACON ST BOSTON

Hearing: 4/30/87 Z-9811
Millard Hennessee
187 West Seventh Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9811, Millard Hennessee, 187 West Seventh Street, South Boston, for two variances for change of occupancy from one- to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Appellant states that structure has been occupied as a three-family dwelling for many years. Proposed occupancy is compatible with the mixed one-, two-, and three-family homes in this residential neighborhood.



Z-9811

187 WEST SEVENTH ST

SOUTH BOSTON

Hearing: 4/30/87 Z-9812
Henry Nelson
11 Codman Hill Avenue
Dorchester

Site: 6,657 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two one-family dwellings.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-9812, Henry Nelson, 11 Codman Hill Avenue, Dorchester, for two variances to erect two one-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with design review approval. Proposal is consistent with the existing residential character of the surrounding neighborhood. The violations are common to the entire area. There are scattered vacant lots in the area which are similar in size, and this proposal does not establish a precedent or adversely affect the future development of those sites.



Z-9812

71 CODMAN HILL AVE DORCHESTER

Hearing: 4/30/88 Z-9813
Arbrez Realty
433-435 Massachusetts Avenue
Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from eight apartments and four stores to eight apartments, three stores, and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.
Excessive signage.

VOTED: In reference to petition Z-9813, Arbrez Realty, 433-435 Massachusetts Avenue, Boston, for two conditional uses for change of occupancy from eight apartments and four stores to eight apartments, three stores, and take-out restaurant in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with Claremont Neighborhood Association.



Z-9813

433-435 MASSACHUSETTS AVE BOSTON

WILLIAM E. CARTER

PLAYGROUND

TANK

Hearing: 4/30/87 Z-9814
Ronald K. Quan & Wai K. Wai
27 Kelley Court
Brighton

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to three-family dwelling;
erect two-story addition.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-9814, Ronald K. Quan & Wai K. Wai, 27 Kelley Court, Brighton, for two variances for change of occupancy from one- to three-family dwelling and erect two-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Submitted plans are inadequate. Minimal floor plan and drawings; site plan is inappropriate. Appellant should meet with Authority to review occupancy and addition issues.



Z-9814 27 KELLEY COURT BRIGHTON

Hearing: 5/5/87 Z-9815
Vincent P. LiPomi
32 Rutland Square
Boston

Site: 4½-Story structure

District(s): Apartment (H-3)

Purpose: Erect roofdeck addition to four-family dwelling.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-9815, Vincent P. LiPomi, 32 Rutland Square, Boston, for conditional use to erect roofdeck addition to four-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed by the Claremont Neighborhood Association. Addition, which is not visible from the street, has been approved by the South End Historical Society.



Z-9815 32 RUTLAND SQ BOSTON

Hearing: 4/30/87 Z-9816
Bilt-Rite Construction, Inc.
15 Everett Avenue
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect two-story addition to five-unit apartment structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9816, Bilt-Rite Construction, Inc., 15 Everett Avenue, Dorchester, for variance to erect two-story addition to five-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition for kitchen purposes will not increase yard deficiency.

Z-9816 15 EVERETT AVE DORCHESTER



Z-9816

15 EVERETT AVE DORCHESTER

Hearing: 4/30/87 Z-9817
George & Zoe Argiropoulos
55 Parkton Road
Jamaica Plain

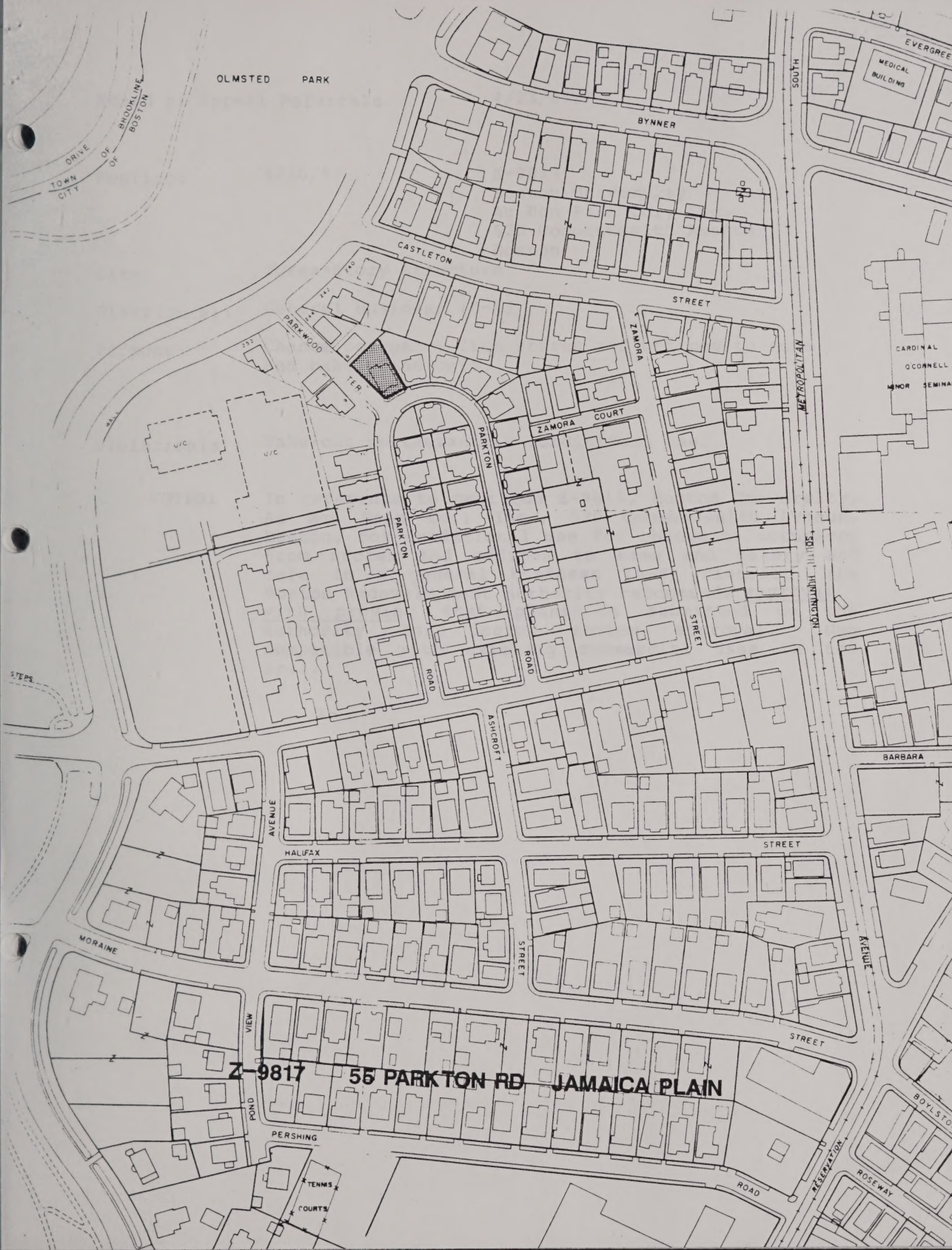
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porch; erect kitchen addition to
three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9817, George & Zoe Argiropoulos, 55 Parkton Road, Jamaica Plain, for variance to enclose rear porch and erect kitchen addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Porch to be enclosed for extension of existing small kitchen. Yard deficiency will not be increased.



OLMSTED PARK

BYNNER

CASTLETON

STREET

ZAMORA

COURT

ZAMORA

PARKTON

ROAD

ASHCROFT

HALIFAX

STREET

STREET

STREET

Z-9817 55 PARKTON RD JAMAICA PLAIN

PERSHING

TENNIS

COURTS

ROAD

ROSEWAY

BOYLSTON

ROSEWAY

ROSEWAY

ROSEWAY

Board of Appeal Referrals

4/23/87

Hearing: 4/30/87 Z-9819
Boston University
Au Bon Pain Co., Inc.
520 Commonwealth Avenue
Boston

Site: Three-story structure

District(s): General business (B-4)

Purpose: Change occupancy from stores and offices to same
and bakery and cafe.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-9819, Boston University, Au Bon Pain Co., Inc., 520 Commonwealth Avenue, Boston, for conditional use for change of occupancy from stores and offices to same and bakery and cafe in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Use compatible with existing commercial uses in the area.



Z-9849

520 COMMONWEALTH AVE BOSTON

Board of Appeal Referrals

4/23/87

Hearing: 4/30/87

Z-9820

Michael & Catherine Shaughnessy
23-25 Van Winkle Street
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9820, Michael & Catherine Shaughnessy, 23-25 Van Winkle Street, Dorchester, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that off-street parking be provided. Proposed occupancy compatible with mixed one-, two-, and three-family neighborhood.



Z-9820 23-25 VAN WINKLE ST DORCHESTER

40

Hearing: 4/30/87 Z-9821
Maria Santos
188 Maverick Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Erect two-story addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9821, Maria Santos, 188 Maverick Street, East Boston, for variance to erect two-story addition to three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Similar petition to erect a 20' x 4' addition was denied by the Board of Appeal in October of last year. This addition, partially completed without proper permits, decreases the available light and air to the abutting property and also covers a skylight for a staircase on same abutter's property. Community opposition expressed to the Authority.



Z-9821

188 MAVERICK ST EAST BOSTON

Hearing: 4/30/87 Z-9822
Leigh M. Freeman
9 Cranston Street
Jamaica Plain

Site: Four-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient lot area, and open space.

VOTED: In reference to petition Z-9822, Leigh M. Freeman, 9 Cranston Street, Jamaica Plain, for three variances to legalize occupancy as four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that adjoining lot owned by appellant be used for four off-street parking for this four-family dwelling. No record of legal occupancy. Existing condition without apparent complaint for some time.



Z-9822

9 CRANSTON ST JAMAICA PLAIN

Board of Appeal Referrals

4/23/87

Hearing: 5/5/87 Z-9826-9827
Allan Taylor & Katherine Plazak
115 Myrtle Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Erect one-story addition and raise roof of one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petitions Z-9826-9827, Allan Taylor & Katherine Plazak, 115 Myrtle Street, Boston, for four variances to erect one-story addition and raise roof of one-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends deferral until appellant meets with Beacon Hill Civic Association to discuss issues.



Z-9826-9827 115 MYRTLE ST BOSTON

Board of Appeal Referrals

4/23/87

Hearing: 5/5/87 Z-9830
Ramon Acevedo
3133-3135 Washington Street
Jamaica Plain

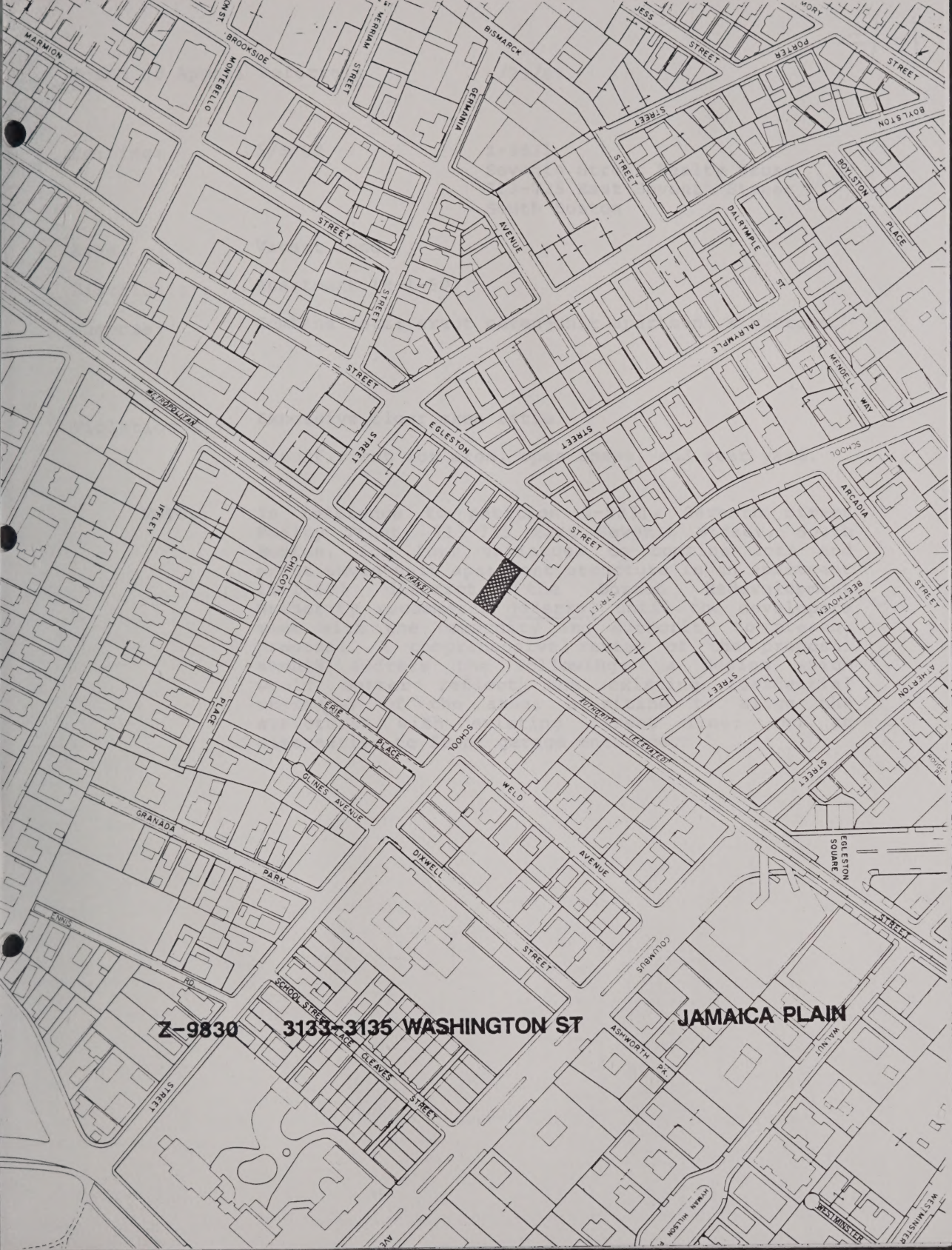
Site: Three-story structure

District(s): General business (B-2)

Purpose: Change occupancy from three-family and store to four apartments and two stores.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9830, Ramon Acevedo, 3133-3135 Washington Street, Jamaica Plain, for two variances for change of occupancy from three-family dwelling and store to four apartments and two stores in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular reference to unit layout be submitted to the Authority for design review approval. Apparent existing condition for ten years. Use consistent with residential-commercial character of Washington Street.



Z-9830

3133-3135 WASHINGTON ST

JAMAICA PLAIN

Hearing: 5/5/87 Z-9831
Seventh Street Realty Trust
713-725 East Seventh Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Combine lots; erect seven-unit apartment structure.

Violation(s): Excessive floor area ratio.
Insufficient lot area, open space, and rear yard.

VOTED: In reference to petition Z-9831, Seventh Street Realty Trust, 713-725 East Seventh Street, South Boston, for four variances to combine lots and erect seven-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until the developers meet with the community and Authority to present proposal. A comprehensive review of the proposal should address the following: a design which would better reflect the existing residential character of the area; a siting to align the structures with existing street line; and an alternative to front garage entrance.



Z-9831

713-725 EAST SEVENTH ST

SOUTH BOSTON

Board of Appeal Referrals

4/23/87

45.

Hearing: 5/5/87

Z-9832
Rocco LoGrasso
19 Ticknor Street
South Boston

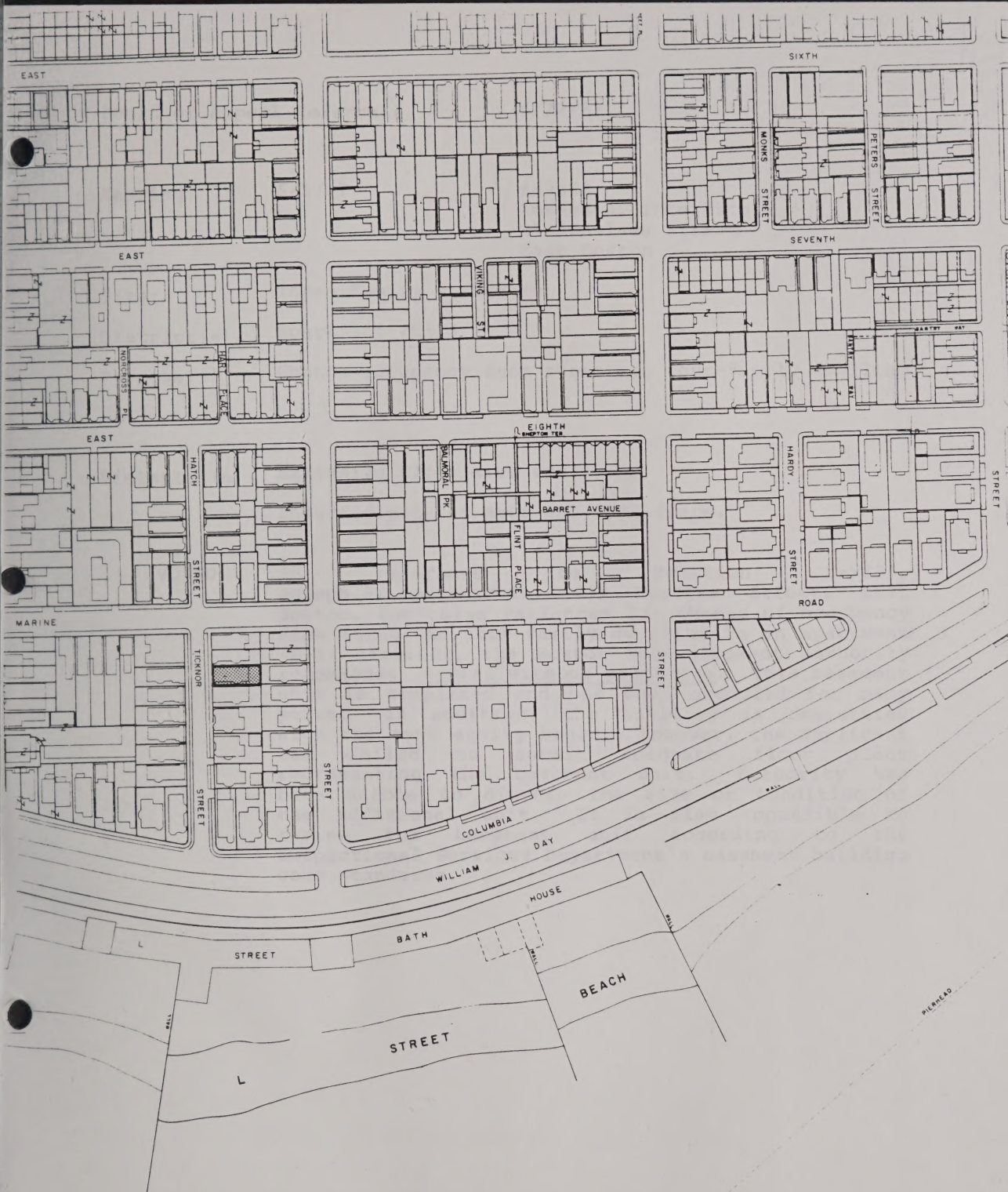
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize existing 10-foot high satellite dish
on roof of three-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9832, Rocco LoGrasso, 19 Ticknor Street, South Boston, for variance to legalize existing 10-foot high satellite dish on roof of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that the satellite dish be set back so that it will not be visible from the opposite sitewalk. Existing condition. Side yard violation is technical.



Z-9832 19 TICKNOR ST SOUTH BOSTON

Board of Appeal Referrals

4/23/87

Hearing: 5/5/87

Z-9833
Joseph A. Internicola
279 Chelsea Street
East Boston

Site: Three-family structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient lot area and open space.

VOTED: In reference to petition Z-9833, Joseph A. Internicola, 279 Chelsea Street, East Boston, for three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. This basement unit is completed and has been occupied for many years. In addition, the building is registered with the rent equity board. However, the applicant has failed to submit adequate floor plans representing the basement unit. Authority has been unable to discern the size or condition of the additional unit. It is also impossible to review the basement unit according to the Inspectional Services Department's basement building code standards.



Z-9833

279 CHELSEA ST EAST BOSTON

Hearing: 5/5/87 Z-9841
Anastasia Makris
7 Parkside Drive
Jamaica Plain

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9841, Anastasia Makris, 7 Parkside Drive, Jamaica Plain, for variance to erect one-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Ample rear yard will remain after family room additon. Appellant states abutters have no objection.

Board of Appeal Referrals

4/23/87

Hearing: 5/5/87 Z-9842
1255 Boylston Realty Trust
6 Maitland Street
Boston

Site: Parking lot

District(s): General business (B-2)

Purpose: Use premises for parking of 42 cars for fee.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-9842, 1255 Boylston Realty Trust, 6 Maitland Street, Boston, for conditional use for use of premises for parking for 42 cars for fee in a general business (B-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Authority has been unable to contact appellant who must review plans and discuss issues with Authority and Mayor's Office of Neighborhood Services.

1255 BOYLSTON ST BOSTON



Z-9842

6 MAITLAND ST BOSTON

Board of Appeal Referrals

4/23/87

Hearing: 5/5/87 Z-9843
John & Jo-Anne Lawler
15 Grassmere Road
Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9843, John & Jo-Anne Lawler, 15 Grassmere Road, Hyde Park, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Second-story addition to one-story dwelling for needed bedrooms and bath. Yard violation will not be increased. Eight neighbors have signed petition in support of proposal. Plans comply with design review concerns.



Z-9843

15 GRASSMERE RD HYDE PARK

4/23/87

50

Hearing: 5/5/87 Z-9844
John & Kathleen Creighton
95 Hallron Street
Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9844, John & Kathleen Creighton, 95 Hallron Street, Hyde Park, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Addition of second-story to a one-story dwelling for needed family space. Yard deficiency will not be increased. Plans comply with design review concerns.

Z-9844 - 95 HALLRON ST - HYDE PARK



Z-9844

95 HALLRON ST HYDE PARK

51

Hearing: 5/5/87 Z-9846
David Kurtz
314A-314 Shawmut Avenue
Boston

Site: Six-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from six apartments and store
to six apartments and bakery.

Violation(s): Take-out bakery is conditional use.

VOTED: In reference to petition Z-9846, David Kurtz, 314A-314 Shawmut Avenue, Boston, for conditional use for change of occupancy from six apartments and store to six apartments and bakery in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Bakery, compatible with mixed residential-local business area, will provide a needed service. Union Park Association has indicated support.



Z-9846

314A-314 SHAWMUT AVE

BOSTON

Hearing: 5/5/87 Z-9847
Ward J. Krawec
1028 South Street
Roslindale

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-9847, 1028 South Street, Roslindale, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Conversion to a three-family dwelling is a serious encroachment on the one- and two-family residential area. Proposal to convert attic would create an undesirable housing unit, very small living space, and directly conflict with the integrity of the R-.5 zoning district to maintain a low-density neighborhood.



Z-9847 1028 SOUTH ST ROSINDALE

4/23/87

53

Hearing: 5/5/87 Z-9848
Walter & Laila Wiedeman
75 Brookfarm Road
West Roxbury

Site: One-story structure

District(s): Single-family (S-.3)

Purpose: Change occupancy from one-family dwelling to same
and beauty salon.

Violation(s): Beauty salon is forbidden use.

VOTED: In reference to petition Z-9848, Walter & Laila Wiedeman, 75 Brookfarm Road, West Roxbury, for forbidden use for change of occupancy from one-family dwelling to same and beauty salon in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial. Beauty salon, skin care consulting is an inappropriate use in a residential district. Neighbors have expressed opposition to the Authority.



JOSEPH'S
CEMETERY

MOUNT
BENEDICT
CATHOLIC
CEMETERY

Z-9848

75 BROOKFARM RD

WEST ROXBURY

Hearing: 5/5/87

Z-9851
Gardner Realty Trust
21 Gardner Street
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Excessive floor area ratio.

Insufficient lot area and open space.

VOTED: In reference to petition Z-9851, Gardner Realty Trust, 21 Gardner Street, Allston, for three variances for change of occupancy from six to eight apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Basement apartments are inappropriate. Concerns are insufficient light and air and compliance with Inspectional Services guidelines for such units.



Z-9851

21 GARDNER ST ALLSTON

Hearing: 5/5/87

Z-9855
Robert J. McDonald
2197 Centre Street
West Roxbury

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9855, Robert J. McDonald, 2197 Centre Street, West Roxbury, for two variances to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Family room and deck addition. Ample rear yard will remain.



Z-9855

2197 CENTRE ST

WEST ROXBURY

Board of Appeal Referrals

4/23/87

Hearing: 5/5/87 Z-9862
D Street 451 Limited Partnership
451 D Street
South Boston

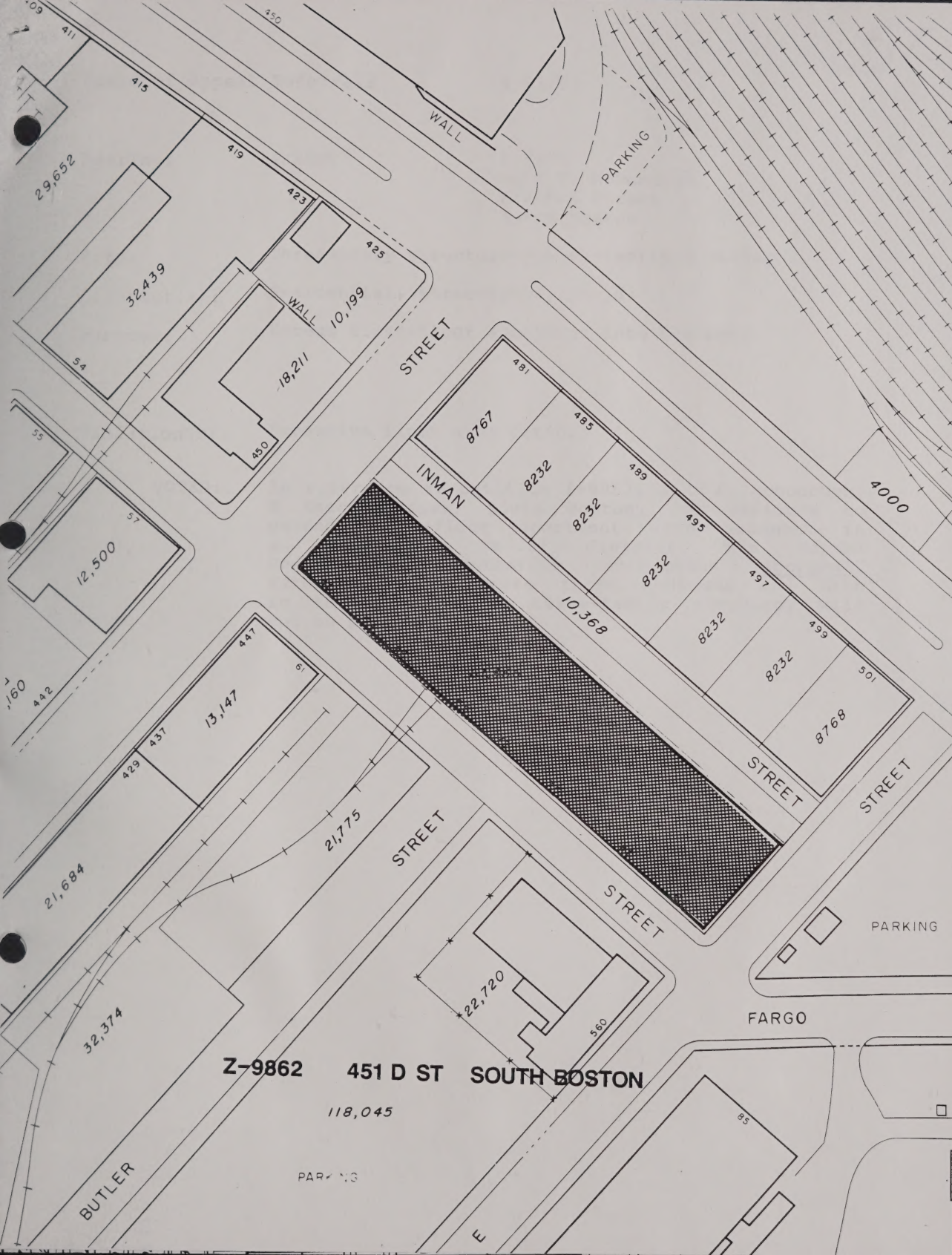
Site: Nine-story structure

District(s): Manufacturing (M-4)

Purpose: Change occupancy from warehouse, offices, light
manufacturing, and wholesale to offices and warehouse.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9862, D Street Limited Partnership, 451 D Street, South Boston, for variance for change of occupancy from warehouse, offices, light manufacturing, and wholesale to offices and warehouse in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends deferral until it is determined whether the appellant will be required to enter into a Development Impact Agreement with the Authority in accordance with Article 26 (Development Impact Project) of the Code.



Z-9862 451 D ST SOUTH BOSTON

118,045

PARKING

PARKING

PARKING

FARGO

STREET

INMAN

STREET

STREET

STREET

STREET

WALL

WALL

BUTLER

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Hearing: 4/28/87 Z-9957
John F. McDonough
8 Hatch Street
South Boston

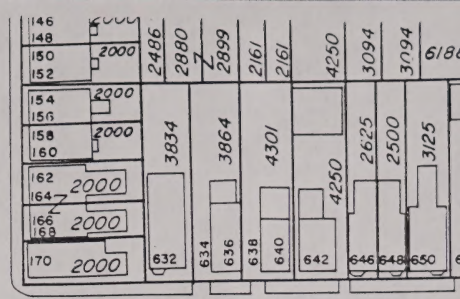
Site: Three-story structure--three-family dwelling

District(s): Residential, three-family (R-.8)

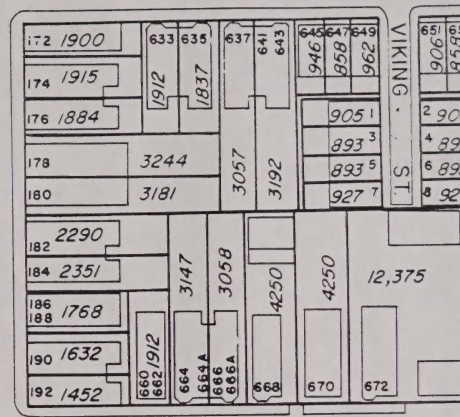
Purpose: Extend first-floor apartment into basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9957, John F. McDonough, 8 Hatch Street, South Boston, for variance to extend first-floor apartment into basement in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Extension will create three bedrooms and bath in basement. Legal three-family occupancy will not be increased.



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This plat map shows the following lot details:

- Lot 1:** 1493, 607, 609, 2696, 7192
- Lot 2:** 1537, 2515, 2407, 2324, 2449, 2452, 2454
- Lot 3:** 1581, 2515, 2407, 2324, 2449, 2452, 2454
- Lot 4:** 12,500, 2561, 2407, 2324, 74, 76, 78
- Lot 5:** 4292, 2900, 3514, 1394, 2400
- Lot 6:** 633, 637, 641, 2324, 2407, 2324, 6, 2324, 10, 2324, 84, 66, 88, 2324, 2407, 2324
- Lot 7:** 643, 205, 2573, 207, 2573, 211, 2593, 215, 2635, 219, 2720, 221, 2678, 225, 2573, 229, 2573, 233

